

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
Transcriber's Office

March 15, 2000 LB 968

rate, greenbelt was initially adopted for the areas around...it's thought its application was going to be around metropolitan areas. At any rate, that is changing and, as it changes, we're suggesting changes in the statutes that implement the greenbelt provision in the constitution. We are suggesting that ag land valued under the special use valuation be subject to the same general assessment standard as for other ag land, so it's 80 percent of the purpose, so that would be 80 percent of the special valuation that is created in that process. Now when you sell lands that have been subject to "greenbelting" or special valuation there is a recapture. We're also...and you pay back taxes with interest based on the differential between your special use valuation and your recapture valuation. So we're conforming those processes so that we have both special valuation and actual valuation at 80 percent of market because, again remember, this is ag land. We're creating a requirement that...and this goes to the qualifications of the property that's eligible for greenbelt. Obviously, it has to be within an agricultural use, it has to be zoned for agricultural use, it has to be outside of a municipal limit or an SID, and it cannot constitute a subdivision, and a subdivision is a tract that is in two or more parcels of ten or...ten acres or less. We are creating a process for the equalization of the values determined under the greenbelt sections. That is new. And we are creating a process where the special valuation and the recapture valuation both are equalized by the county board, by the Agricultural and Horticultural Land Valuation Boards, usually referred to as AHLVB, and then they're also subject to the TERC process. We're improving the process for the application for greenbelt status. This is not something that happens automatically. You actually have to apply for it. We're going to require or ask you to require that the applications be filed by June 30, that they be approved or denied by July 15 by the county board, and that, following that, that an appeal can be taken by...the initial determination is by the county assessor, then there can be an appeal to the county board by September 15 and then an appeal to the TERC within 30 days after that decision. We are suggesting that the Property Tax Administrator be given rule making authority to implement the provisions of the greenbelt statute, both in terms of qualifications and the standards for equalization that the bill calls for, and it does call for equalization of greenbelt values, as I've noted, across